

CALL TO ORDER: Supervisor Julian called the regular meeting of the Kasson Township Board to order at 7:00 pm, with the Pledge of Allegiance. Julian asked for the meeting to be dedicated to the election workers throughout the state that worked hard to provide a smooth election the previous day.

ROLL CALL: Members Present: Greg Julian – Supervisor, Dana Boomer - Clerk, Julia Carter - Treasurer, Tad Carter – Trustee, Roger Noonan – Trustee
Member(s) Absent: None
Staff Present: None

AMENDMENTS TO AGENDA – The board briefly discussed the agenda. Julian asked to add Planning Commission appointments to New Business, and J. Carter asked to add Winter Tax Resolution to the Treasurer’s Report. **Noonan moved to approve the agenda as amended. J. Carter seconded. All in favor, motion carried.**

PUBLIC COMMENT: None

MINUTES – The board discussed the minutes from the regular meeting on October 11, 2022. **Noonan moved, T. Carter seconded to approve the October 11, 2022 regular meeting minutes as presented. All in favor, motion carried.**

PERTINENT COMMUNICATIONS: None

PRESENTATION: None

FINANCIAL REPORTS:

- a) **TREASURER’S REPORT:** J. Carter had previously submitted the treasurer’s report to the board. Receipts total \$17,399.48. Disbursements \$77,302.51. Balance \$578,068.66. J. Carter had reported to the board by email on rates for CDs – they have gone up slightly

Resolution 10-2022 – Winter Tax Resolution – Winter tax is due and payable December 1, 2022 to February 14, 2023 for no penalty. For taxes to be receipted for 2022, payments must be received by December 31, 2022. February 15 through February 28, 2023, Kasson Township assesses a 3% penalty. March 1, 2023 and thereafter unpaid taxes and additional penalties are payable to the Leelanau County Treasurer only. **Boomer moved to approve Resolution #10-2022 (Winter Tax Resolution); J. Carter seconded. Roll call vote: Boomer (yes), Noonan (yes), J. Carter (yes), T. Carter (yes), Julian (yes). All in favor, motion carried.**

- b) **BUDGET REPORT:** Boomer presented the budget report through October. The board briefly discussed.
- c) **BILL APPROVAL** – Boomer had previously presented the check detail. The board briefly discussed. **J. Carter moved to pay the bills as presented; seconded by Noonan. All in favor, motion carried.**

UNFINISHED BUSINESS:

- a. **Cemeteries** – Projects regarding the cemeteries are ongoing. Boomer emailed Tim Figura regarding developing the resolution for the East Kasson Cemetery regarding the Herrmann request, but has not yet heard back. Webster Construction sent through an updated quote for the cemetery stump removal. The updated quote is for \$5,760, with a \$2,000 down payment. **Boomer moved, Noonan seconded to approve the quote from Webster Construction in the amount of \$5,760, and to approve a \$2,000 check for the down payment. All in favor, motion carried.**

Noonan thinks the township is going to have an issue with the East Kasson Cemetery fencing, because the property owner is not being willing to install fencing. He is going to continue following up, but this is likely going to spill into next year.

- b. **Mining/Gravel Legislation** – No further action has been taken on gravel legislation. Julian will be contacting the new Representative, Betsy Coffia, who will be representing the township.
- c. **Sidewalk Ordinance** – No discussion - tabled
- d. **Township Master Plan** – There was no movement on this at the October meeting, so no further revisions have been made to the Master Plan. This Township Board will table this item until December.
- e. **Other Unfinished Business** - None

NEW BUSINESS –

- a. **Zoning Ordinance Amendments** – The PC has passed two Zoning Ordinance amendments through to the Township Board, with recommendation for approval and publication. One amendment deals with adding the ability to construct municipal buildings in all zoning districts and the other approves the ability to construct and have mixed use buildings in the commercial district. These amendments have both been through public hearings at the PC level, and to the County Planning Commission for review. Boomer developed a draft ordinance (2022-01) for the approval of both of these amendments (see attached). The board briefly discussed. **Noonan moved, T. Carter seconded to approve Ordinance 2022-01, Zoning Ordinance Amendments. Roll call vote: Boomer (yes), T. Carter (yes), J. Carter (yes), Noonan (yes), Julian (yes). All in favor, motion carried.**
- b. **Planning Commission Appointments** – Julian spoke with Gerry Roush and Chuck Schaeffer about re-appointment to the PC. Roush is interested in being re-appointed, Schaeffer is interested in being re-appointed for long enough to finish the Master Plan, and then will be planning to resign. **Boomer moved to re-appoint Roush and Schaeffer to the Planning Commission with terms through November 2024, T. Carter seconded. All in favor, motion carried.**
- c. **Other New Business** - None

CAPITAL PROJECTS – EXPLORATION

- a. **Maple City Improvement Project** – Julian has been in contact with Gosling Czubak and they are moving forward with their project. Julian and T. Carter are still waiting to meet with Gosling Czubak.
- b. **Township Hall Renovation** – Mr. Flaska will be attending the meeting in December to discuss the renovations.
- c. **Fire Department Capital Improvements** – Julian reported that he has begun working on the process of scheduling an initial meeting to discuss the timeline and process for updating the interlocal agreement. No meeting has yet been set. Julian has also been maintaining contact with the County Board of Commissioners regarding the park, and speaking with a realtor regarding other available properties.

REPORTS: Planning Commission (PC) – The PC meeting in October focused mainly on requests from Reith Riley and Elmers, as well as the updates to the Zoning Ordinance. There will be a public hearing at the November meeting. T. Carter summarized the requests from Reith Riley and Elmers.

Zoning Administrator (ZA) – Cypher had previously submitted written reports to the board.

Supervisor – Julian summarized his activities for the month. He was able to contact Consumers about a damaged street light. Complete Outdoors did an outdoors cleanup at the hall prior to the election, and Deerings cleaned up a tree that had fallen at the township park in Maple City. Deerings did this for no charge.

Assessor – Assessing business has been moving forward as usual. The December Board of Review meeting has been set for December 13, this is for administrative business only.

Fire Board – Julian summarized the Fire Board meeting for November.

Clerk/Elections Report – Boomer reported that the election went well yesterday, with over 1,000 people voting out of just over 1,450. The passage of Proposal 2, which dealt with voting laws, has the potential to necessitate a substantial increase in the budget for elections, as there are several possibilities for laws that will be put in place that will require additional staff, postage, dropboxes and other expenses. The board briefly discussed the potential extra expenditures – Boomer will make reports to the board as details regarding Proposal 2 are finalized, which will likely take place over the next two years.

COMMITTEE REPORTS: Hall Use and Buildings and Grounds Reports – There are no issues with building and grounds. There is a church music group meeting the first Sunday of the month from 4-6 pm. The board briefly discussed hall maintenance issues. Boomer requested to re-key the office door so that it did not use the same key as the outer door. The board had consensus to do so.

PUBLIC COMMENT: None

BOARD COMMENT: Noonan wishes that the state would have helped more with the cleanup after the tornado in Gaylord.

The next regular meeting will be Tuesday, December 13, 2022 at 7 pm.

Motion by Noonan to adjourn, second by J. Carter / **All in favor, motion carried.** Meeting adjourned at 7:52 pm.

Submitted by:
Dana Boomer, Township Clerk

KASSON TOWNSHIP
LEELANAU COUNTY

ORDINANCE NO. 2022-01

AMENDMENT TO THE KASSON TOWNSHIP ZONING ORDINANCE

AN ORDINANCE TO AMEND THE KASSON TOWNSHIP ZONING ORDINANCE

- CHAPTER 4, MULTIPLE SECTIONS, TO ADD ADDITIONAL ALLOWANCES FOR MUNICIPAL BUILDINGS
- CHAPTER 5, SECTION 5.8, TO EXPAND THE DEFINITION OF ESSENTIAL SERVICES AND GOVERNMENT BUILDINGS
- CHAPTER 2, SECTION 2.2, TO ADD A DEFINITION FOR “MIXED USE”
- CHAPTER 4, SECTION 4.9.2, TO ADD “MIXED USE” AS AN ALLOWABLE USE TO THE COMMERCIAL ZONING DISTRICT

KASSON TOWNSHIP HEREBY ORDAINS:

Section 1. AMENDMENT OF ZONING ORDINANCE

The Kasson Township Zoning Ordinance is hereby amended in the following manner: **TEXT ADDITION – shown in italics, underlined, Deletions – shown as strikethrough.**

Section 2. MUNICIPAL BUILDINGS

SECTION 4.5 AGRICULTURAL DISTRICT (AG)

Section 4.5.2 SPECIAL LAND USES

- *Public facilities, including fire stations, community meeting halls, parking lots, cemeteries, parks, schools, libraries, and other structures associated with public entities, including enclosures or shelters for service equipment and maintenance depots.*

SECTION 4.7 FORESTED DISTRICT (FR)

Section 4.7.2 SPECIAL LAND USES

- *Public facilities, including fire stations, community meeting halls, parking lots, cemeteries, parks, schools, libraries, and other structures associated with public entities, including enclosures or shelters for service equipment and maintenance depots.*

SECTION 4.8 HIGH DENSITY VILLAGE (HDV)

Section 4.8.1 PERMITTED USES

B. Public and semi-public uses, including community meeting halls, public or private schools, athletic clubs, museums, libraries, parks and playgrounds and structures or parking lots typically constructed as part of these types of facilities, including enclosures or shelters for service equipment and maintenance depots, are allowed in both Mixed Use Commercial Core and Medium and Small Lot sub-districts.

C. Fire stations, including enclosures or shelters for service equipment and related parking lots, are allowed in all sub-districts.

SECTION 4.9 COMMERCIAL (CD)

Section 4.9.1 PERMITTED USES

A. Public and semi-public uses, including community meeting halls, public or private schools, athletic clubs, museums, libraries, fire stations, parks and playgrounds and structures or parking lots typically constructed as part of these types of facilities, including enclosures or shelters for service equipment and maintenance depots.

SECTION 5.8 ESSENTIAL SERVICES & GOVERNMENT BUILDINGS

Section 5.8.1 - Essential services means the erection, construction, alteration or maintenance by public utilities or municipal departments of underground, surface or overhead gas, electrical, steam, fuel or water transmission or distribution system, collection, communication, supply or disposal system, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants and similar equipment in connection herewith, but not including buildings which are necessary for the furnishing of adequate service by such facilities or governmental departments for the general health, safety, or welfare. Radio broadcasting and receiving towers and equipment structures used in cellular telephone systems are specifically excluded from the definition of essential services.

Buildings accessory to such services, however, require a Special Use Permit and are subject to the requirements set forth in Chapter 7 and Chapter 8 and all other aspects of this Ordinance, including the development standards of the zoning district in which they are located.

~~Essential service transmission lines such as electric, telephone, gas, cable TV or other similar utilities, are permitted in all districts, provided, that the services are authorized, regulated, and in compliance with all other applicable laws, ordinances and regulations. Buildings accessory to such services however, require a Special Use Permit and are subject to the requirements set forth in Chapter 7 and Chapter 8 of this Ordinance.~~

Section 3. MIXED USE COMMERCIAL

SECTION 2.2 DEFINITIONS

Add:

Mixed Land Use means the multiple use of land is allowed to co-exist. This covers two distinct forms of mixed land use viz. commercial mix: areas where residential, commercial and some other uses except polluting industry may co-exist within a single building.

SECTION 4.9.2 SPECIAL LAND USES

Add:

- Mixed Use

Section 6: Effective Date

This Ordinance shall become effective thirty (30) days after publication in accordance with law.

At a regular meeting of the Township Board for Kasson Township held on the 9th day of November, 2022, Noonan moved for adoption of the foregoing ordinance and T. Carter supported the motion.

Voting for: T. Carter, J. Carter, Noonan, Boomer, Julian

Voting against: None

Absent: None

The Township Supervisor declared the ordinance adopted.

Gregory Julian
Township Supervisor

CERTIFICATION

The foregoing is a true copy of Ordinance No. 2022-01 which was enacted by the Township Board for the Kasson Township at a regular meeting held on November 9, 2022.

Dana Boomer
Township Clerk